102.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,224,400 / 1,224,400
					USE VALUE:	1,224,400 / 1,224,400
					ASSESSED:	1,224,400 / 1,224,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FIELDS RICHARD & WENDY
Owner 2:	
Owner 3:	
Street 1:	175 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TKS REALTY LLC -
Owner 2:	-
Street 1:	24 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Clapboard Exterior and 3073 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	791,800		432,600	1,224,400
Total Card	0.152	791,800		432,600	1,224,400
Total Parcel	0.152	791,800		432,600	1,224,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.40 | /Parcel: 398.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	65976
GIS Ref	
GIS Ref	
Insp Date	07/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0003.0

!8174!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	791,000	0	6,600.	432,600	1,223,600	1,223,600	Year End Roll	12/18/2019
2019	101	FV	564,000	0	6,600.	438,800	1,002,800	1,002,800	Year End Roll	1/3/2019
2018	101	FV		0	6,600.	327,500	327,500	327,500	Year End Roll	12/20/2017
2017	101	FV	153,700	0	6,600.	296,600	450,300	450,300	Year End Roll	1/3/2017
2016	101	FV	153,700	6600	6,600.	284,300	444,600	444,600	Year End	1/4/2016
2015	101	FV	153,000	6800	6,600.	241,000	400,800	400,800	Year End Roll	12/11/2014
2014	101	FV	153,000	6800	6,600.	228,700	388,500	388,500	Year End Roll	12/16/2013
2013	101	FV	153,000	6800	6,600.	217,500	377,300	377,300		12/13/2012

PRINT

Date	Time
12/10/20	22:45:18

LAST REV

Date	Time
08/10/20	15:25:48
danam	
8174	

USER DEFINED

Prior Id # 1:	65976
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TKS REALTY LLC,	71111-41	1	6/5/2018		1,291,977	No	No		
CLARKE LARRY K	67537-159		6/30/2016	Change>Sale	510,000	No	No		
	17941-584		3/1/1987		145,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2020	703	Solar Pa	56,197	C				
5/18/2017	572	New Buil	270,000	O				
9/29/2016	1189	Demoliti	10,000					demo home
5/5/2000	323	AbvGrd.	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	Meas/Inspect	DGM	D Mann
6/25/2018	Permit Visit	DGM	D Mann
11/7/2017	Permit Visit	DGM	D Mann
6/15/2017	Permit Visit	DGM	D Mann
12/17/2008	Meas/Inspect	189	PATRIOT
10/21/1999	Meas/Inspect	264	PATRIOT
8/2/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	5									432,598						432,600	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,598 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08357966
Const Adj.:	1.04989493
Adj $ / SQ:	142.206
Other Features:	118578
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	799839
Depreciation:	7998
Depreciated Total:	791841

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

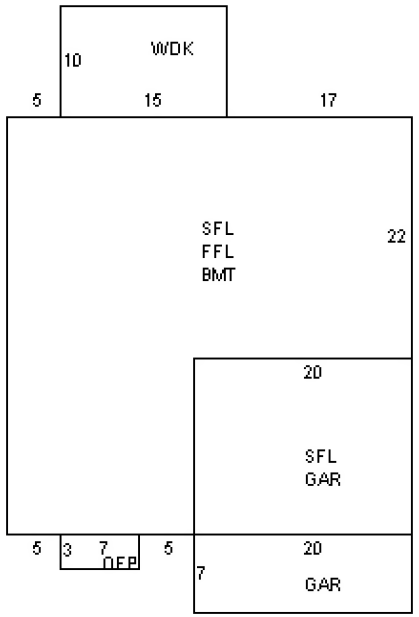
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	207.62
Special Features:	0	Val/Su Net:	191.30
Final Total:	791800	Val/Su SzAd	326.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,336	142.210	189,944
BMT	Basement	1,086	66.340	72,044
FFL	First Floor	1,086	142.210	154,435
GAR	Garage	460	21.450	9,869
WDK	Deck	150	13.300	1,995
OFP	Open Porch	21	46.200	970

	Net Sketched Area:	4,139		Total:	429,257
Size Ad	2421.6999	Gross Are	4209	FinArea	3073

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	G	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	